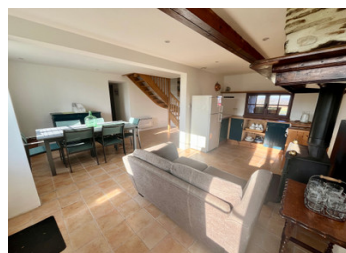


Beautifully Restored Stone Property with an Attached 1 Bedroom Cottage in a Peaceful area of Eymet



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	1198 m2



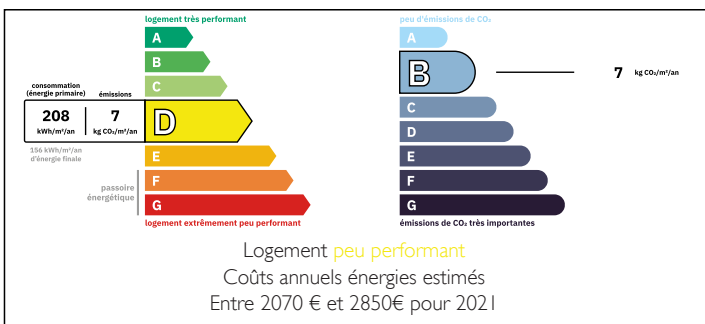
IN BRIEF

Set in a tranquil rural environment, this beautifully renovated stone property effortlessly combines period charm with modern comfort. The main house offers a kitchen / diner plus a fabulous open plan lounge / diner featuring a wood burner & mezzanine. There are two spacious bedrooms with scope to create a third, providing flexibility for family living or hosting guests. Tastefully restored, the home blends traditional stonework with warm interiors & modern comforts.

Adjoining the main house is a charming, self-contained one-bedroom cottage - ideal for guest accommodation & generating rental income. Full of rustic character, the cottage reflects the authenticity of the main house but with it's own entrance, it also offers a private, cosy escape surrounded by natural beauty.

Peacefully located and yet minutes to the ever popular Bastide town of Eymet, this versatile property is a wonderful permanent...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Main House

Kitchen (approx 21.2m²)

- Fully fitted electric oven and induction hob
- French doors to garden

Pantry (approx 1.9m²)

- Hot water tank
- Plumbing for dishwasher

Lounge / Sitting Room (approx 36.7m²)

- Wood Burner
- French doors to garden
- Stairs to Mezzanine and work room

Shower Room (approx 2.02m²)

- Shower, wash hand basin, WC, heated towel rail

Mezzanine (approx 8.6m²)

- Access to workshop

Master Bedroom (approx 18.88m²)

- Exposed stone, Wooden Beams
- Built-in robes

Bedroom 2 (approx 18.22m²)

- Exposed Stone, Wooden Beams
- Door to garden

Bathroom (approx 6.75m²)

- Shower over bath, wash hand basin, WC
- Heated towel rail

Corridor (approx 6.6m²)

- Exposed stone

Workshop (approx 26m²)

LOCAL TAXES

Taxe habitation:

EUR

NOTES

Cottage

Lounge / Dining Room / Kitchen (approx 31.28m²)

- Wood Burner
- Exposed stone, Wooden Beams

Hallway (approx 2.02m²)

Bathroom (approx 4.99m²)

- Shower over bath, washhand basin, WC
- Heated towel rail

Utility Room (approx 5.08m²)

- Water tank
- Door to garden

First Floor

Bedroom (approx 11.1m²)

- Velux x 2
- Wooden Beams